

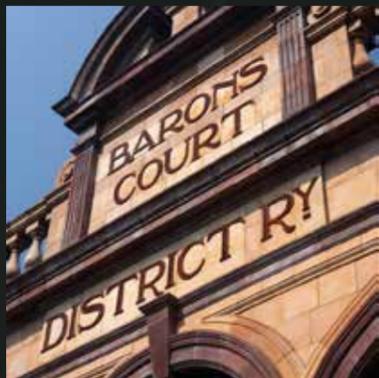


# LEXINGTON HOUSE

AURIOL ROAD, WEST KENSINGTON

A DEVELOPMENT BY  
MOUNTWOOD

# WEST LONDON URBAN LIVING



Life in affluent West Kensington brings the best of all worlds. Easy access to the capital's dynamic cultural scene, some of the world's most prestigious retailers, an eclectic mix of bars and restaurants to suit every taste and the open spaces of one of the world's greenest cities.

Lexington House, an impressive collection of luxuriously appointed 3 bedroom city houses, 1 and 2 bedroom apartments and 2 and 3 bedroom duplex homes, many with private gardens, balconies or terraces, puts everything the world's most exciting capital offers at your fingertips. Residents can also benefit from a concierge service, secure cycle storage and car parking to selected units.

## KENSINGTON GARDENS

*Green space, art, architecture and the Victorian splendour of the Albert Memorial.*



# LEXINGTON HOUSE WEST KENSINGTON

Designed to blend contemporary modernity with the traditional proportions of imposing London streetscapes, Lexington House lends a distinctive air to its leafy environment. This refined building exudes excellence in every aspect of its design and execution, culminating in the creation of a new West Kensington landmark of the utmost elegance and style.

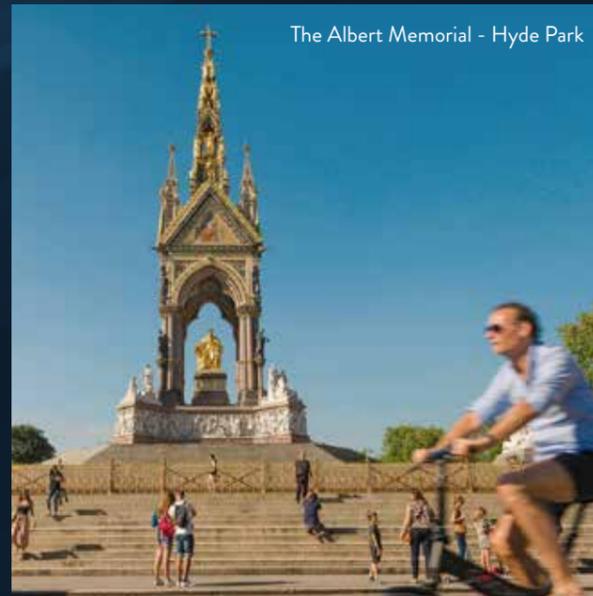
A modern living room with a light-colored sofa, a glass coffee table, a fireplace, and large windows. The room features a neutral color palette with light walls and a white ceiling. A large window on the right side offers a view of greenery outside. The furniture includes a light-colored leather sofa with several pillows, a glass coffee table with a vase of white flowers, and a dark wood console table with a lamp. A fireplace is built into the wall, and a television is mounted above it. The overall atmosphere is bright and sophisticated.

## THE MOUNTWOOD DIFFERENCE

Mountwood is an award winning developer which has attained a reputation for excellence, creating exclusive homes in the finest locations in Central and West London and Surrey. Individual design, exceptional levels of finish and specifications of the highest calibre are all hallmarks of a Mountwood home, promising the discerning a lifestyle of unparalleled luxury.

# IMMERSE YOURSELF IN A WEST LONDON LIFESTYLE

Living at Lexington House puts London's world renowned landmarks, prestigious retailers, entertainment venues and an outstanding selection of some of the capital's finest restaurants just a short stroll, cab or tube journey away.



Kensington High Street, with its eclectic mix of high quality retailers, and Knightsbridge and the iconic Harrods are both close at hand. Venture into Kensington's side streets and discover artisan trades and independent boutiques, while on another scale, Westfield London offers a plethora of designer brands under one vast roof.

Kensington is also home to a fabulous choice of highly regarded restaurants to suit all palates, including The Ivy Kensington Brasserie, Aubaine, Michelin starred Kitchen W8 and Launceston Place.



If variety is high on your entertainment and leisure time agenda then Lexington House is the place to be. From the classical grandeur of the Albert Hall to the glitz of the Eventim Apollo you'll be spoilt for choice when it comes to musical offerings locally.

## THE DESIGN MUSEUM

Inspiring exhibitions which explore contemporary design and architecture.



**The Natural History Museum**  
Cromwell Rd, Kensington  
[nhm.ac.uk](http://nhm.ac.uk)

**The Science Museum**  
Exhibition Rd, Kensington  
[sciencemuseum.org.uk](http://sciencemuseum.org.uk)

**The Victoria & Albert Museum**  
Cromwell Rd, Knightsbridge  
[vam.ac.uk](http://vam.ac.uk)

**Design Museum**  
224-238 Kensington High Street  
[designmuseum.org](http://designmuseum.org)

# THE AMAZING AWAITS YOUR DISCOVERY

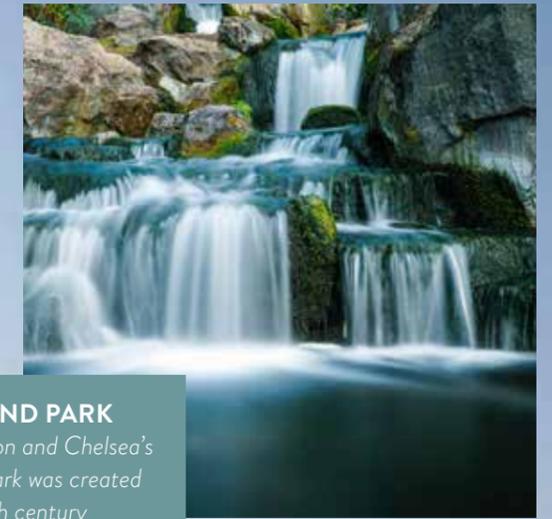
London's cultural scene is second to none with an amazing mix of world class museums, theatres, galleries and landmark architecture.

Kensington is internationally renowned for its museums, including the Science Museum, Natural History Museum and the Victoria and Albert, recently joined by the Design Museum, with its ever-changing displays covering product, industrial, graphic, fashion and architectural design.

The capital's landmarks are all within easy reach – Kensington Palace, Royal Albert Hall, Marble Arch, Trafalgar Square and St Paul's, as well as the diverse attractions of the West End's theatres, restaurants and lively nightlife. From Lexington House this dynamic city is yours to enjoy day and night, whatever your aspirations and tastes your life will be as fulfilling as it possibly can be.

# A BREATH OF FRESH AIR

With so much parkland, London is renowned for its acres of green open space. Escape from the stresses of modern life and head for Brook Green, Holland Park, Kensington Gardens or Hyde Park, all easily accessed from Lexington House.



## HOLLAND PARK

*Kensington and Chelsea's largest park was created in the 17th century and today hosts sports facilities, a café and Japanese Kyoto garden.*



# PERFECTLY POSITIONED FOR A LONDON LIFESTYLE

Whether you want top class shopping, fine restaurants, sporting venues, culture or open spaces, Lexington House is perfectly positioned for you to have it all.



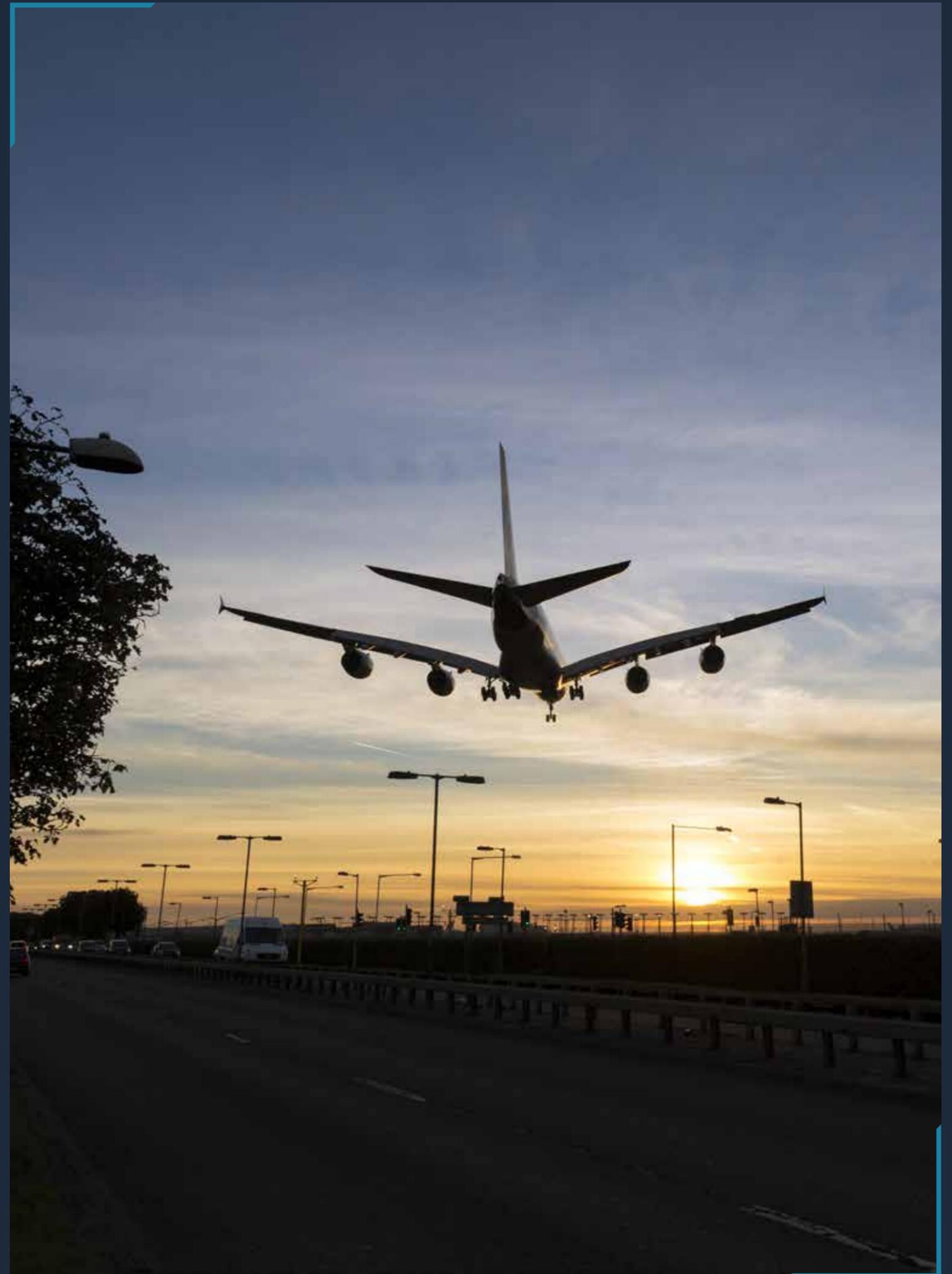
# KEEP ON MOVING

Great transport links put you in touch with the heart of the capital and the wider world.



For travel by road, rail and air, Lexington House is ideally located. Kensington Olympia overground station is just a 5 minute walk away, with links to south and north London, while Barons Court station on the Piccadilly line (7 mins walk) links with Heathrow to the west (36 mins) and eastbound to the West End and Kings Cross St Pancras International for Eurostar services (36 mins). The District line, also from Barons Court, provides connections to Sloane Square, Westminster and the City.

Travel by road is straightforward. Auriol Road is located off the A315 linking to Hammersmith for connection with the A4 and subsequently the M4 for a direct route to Heathrow, the M25 and the west. The A406 North Circular Road is accessible at Chiswick, providing further connection to the M1.



# NEW LEVELS OF LONDON LIVING

Behind the handsome façade of Lexington House lies a stunning collection of homes designed for contemporary living in space and style.

Discover more on the following pages, where you will find floor plans for all of the properties available.

















# LOWER GROUND FLOOR

## LOWER GROUND FLOOR COURTYARD

**City Houses 1 & 6** – approx. 3.7m x 3m

**City Houses 2 & 5** – approx. 5.2m x 3.7m

**City Houses 3 & 4** – approx. 4.1m x 3.7m



### CITY HOUSE 1

LOWER LEVEL

<b>Master Bedroom</b>	5.34m x 5.20m	17' 6" x 17' 1"
<b>Bedroom 2</b>	5.40m x 3.98m	17' 9" x 13' 0"
<b>Bedroom 3</b>	5.15m x 4.33m	16' 11" x 14' 3"
<b>Utility</b>	2.83m x 2.30m	9' 4" x 7' 7"
<b>Total</b>	123.3 sq m	1327 sq ft

### CITY HOUSE 2

LOWER LEVEL

<b>Master Bedroom</b>	5.15m x 4.94m	16' 11" x 16' 2"
<b>Bedroom 2</b>	5.25m x 3.98m	17' 3" x 13' 0"
<b>Bedroom 3</b>	3.96m x 3.19m	13' 0" x 10' 6"
<b>Utility</b>	2.76m x 2.30m	9' 0" x 7' 7"
<b>Total</b>	120.8 sq m	1300 sq ft

### CITY HOUSE 3

LOWER LEVEL

<b>Master Bedroom</b>	5.74m x 5.15m	18' 10" x 16' 11"
<b>Bedroom 2</b>	5.25m x 3.98m	17' 3" x 13' 0"
<b>Bedroom 3</b>	3.96m x 3.19m	13' 0" x 10' 6"
<b>Utility</b>	4.02m x 2.30m	13' 2" x 7' 7"
<b>Total</b>	116.6 sq m	1255 sq ft

### CITY HOUSE 4

LOWER LEVEL

<b>Master Bedroom</b>	5.49m x 5.15m	18' 0" x 16' 11"
<b>Bedroom 2</b>	5.25m x 3.98m	17' 3" x 13' 0"
<b>Bedroom 3</b>	3.96m x 3.20m	13' 0" x 10' 6"
<b>Utility</b>	2.76m x 2.30m	9' 0" x 7' 7"
<b>Total</b>	116.6sq m	1255 sq ft

### CITY HOUSE 5

LOWER LEVEL

<b>Master Bedroom</b>	5.15m x 4.94m	16' 11" x 16' 2"
<b>Bedroom 2</b>	5.25m x 3.98m	17' 3" x 13' 0"
<b>Bedroom 3</b>	3.96m x 3.19m	13' 0" x 10' 6"
<b>Utility</b>	2.87m x 2.30m	9' 5" x 7' 7"
<b>Total</b>	120.8sq m	1300 sq ft

### CITY HOUSE 6

LOWER LEVEL

<b>Master Bedroom</b>	5.52m x 5.20m	18' 31" x 17' 1"
<b>Bedroom 2</b>	5.40m x 3.98m	17' 9" x 13' 0"
<b>Bedroom 3</b>	5.16m x 4.33m	16' 11" x 14' 3"
<b>Utility</b>	2.64m x 2.30m	8' 8" x 7' 7"
<b>Total</b>	124.3sq m	1338 sq ft

ES – En Suite | C – Cupboard | AC – Airing Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

# GROUND FLOOR

## REAR GARDENS

**City Houses 1 & 6** – approx. 10m x 4m  
**City Houses 2 & 5** – approx. 8.9m x 4m  
**City Houses 3 & 4** – approx. 7.8m x 4.2m

## GROUND FLOOR TERRACES

**City Houses 1 & 6** – approx. 3.9m x 2.6m  
**City Houses 2,3,4,5** – approx. 3.9m x 3.4m



### CITY HOUSE 1

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 9.50m x 8.47m 31' 2" x 27' 10"

**Drawing Room**  
 5.31m x 4.35m 17' 5" x 14' 3"

**Total**  
 104.6 sq m 1126 sq ft

### CITY HOUSE 2

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 8.70m x 5.15m 28' 6" x 16' 11"

**Drawing Room**  
 6.17m x 4.18m 20' 3" x 13' 8"

**Total**  
 95.3 sq m 1026 sq ft

### CITY HOUSE 3

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 7.63m x 5.15m 25' 0" x 16' 11"

**Drawing Room**  
 6.17m x 4.47m 20' 3" x 14' 8"

**Total**  
 84.9 sq m 914 sq ft

### CITY HOUSE 4

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 7.63m x 5.15m 25' 0" x 16' 11"

**Drawing Room**  
 6.17m x 4.18m 20' 3" x 13' 8"

**Total**  
 91 sq m 980 sq ft

### CITY HOUSE 5

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 8.70m x 5.15m 28' 6" x 16' 11"

**Drawing Room**  
 6.17m x 4.18m 20' 3" x 13' 8"

**Total**  
 96 sq m 1033 sq ft

### CITY HOUSE 6

UPPER LEVEL

**Kitchen/Dining/Living Room**  
 9.42m x 8.47m 30' 11" x 27' 10"

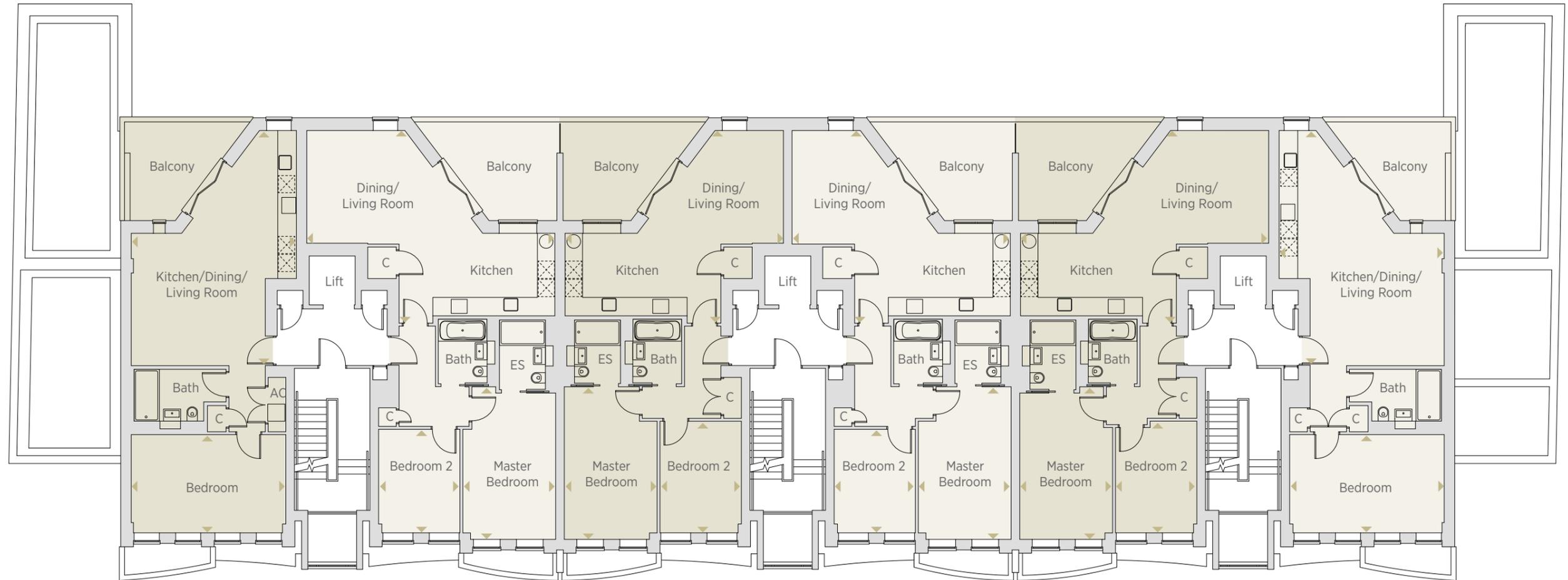
**Drawing Room**  
 5.31m x 4.35m 17' 5" x 14' 3"

**Total**  
 104.5 sq m 1125 sq ft

C – Cupboard

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# FIRST FLOOR



## APARTMENT 1

<b>Kitchen/Dining/Living Room</b>	8.19m x 5.78m	26' 9" x 19' 0"
<b>Bedroom</b>	5.38m x 3.42m	17' 8" x 11' 3"
<b>Total</b>	63.7 sq m	686 sq ft

## APARTMENT 2

<b>Kitchen/Dining/Living Room</b>	8.70m x 6.72m	28' 6" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.61m x 2.83m	11' 10" x 9' 4"
<b>Total</b>	80.3 sq m	864 sq ft

## APARTMENT 3

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.72m	25' 0" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.89m x 2.83m	12' 9" x 9' 4"
<b>Total</b>	76.8 sq m	827 sq ft

## APARTMENT 4

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.72m	25' 0" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.61m x 2.83m	11' 10" x 9' 4"
<b>Total</b>	76.1 sq m	819 sq ft

## APARTMENT 5

<b>Kitchen/Dining/Living Room</b>	8.70m x 6.72m	28' 6" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.89m x 2.83m	12' 9" x 9' 4"
<b>Total</b>	81.1 sq m	873 sq ft

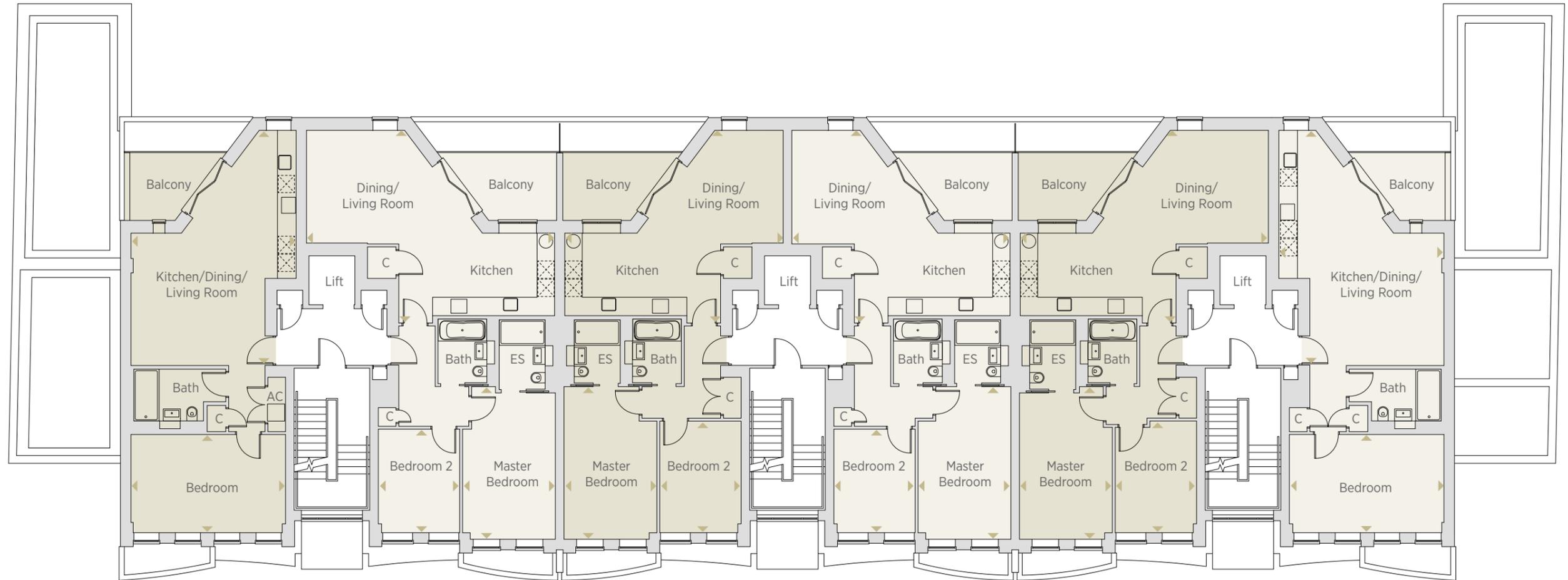
## APARTMENT 6

<b>Kitchen/Dining/Living Room</b>	8.19m x 5.78m	26' 9" x 19' 0"
<b>Bedroom</b>	5.38m x 3.42m	17' 8" x 11' 3"
<b>Total</b>	62.9 sq m	678 sq ft

ES – En Suite | C – Cupboard | AC – Airing Cupboard

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# SECOND FLOOR



## APARTMENT 7

<b>Kitchen/Dining/Living Room</b>	8.19m x 5.78m	26' 9" x 19' 0"
<b>Bedroom</b>	5.38m x 3.42m	17' 8" x 11' 3"
<b>Total</b>	63.7 sq m	686 sq ft

## APARTMENT 8

<b>Kitchen/Dining/Living Room</b>	8.70m x 6.72m	28' 6" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.61m x 2.83m	11' 10" x 9' 4"
<b>Total</b>	80.3 sq m	864 sq ft

## APARTMENT 9

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.72m	25' 0" x 22' 0"
<b>Master Bedroom</b>	5.33m x 3.23m	17' 6" x 10' 7"
<b>Bedroom 2</b>	3.89m x 2.83m	12' 9" x 9' 4"
<b>Total</b>	76.8 sq m	827 sq ft

## APARTMENT 10

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.71m	25' 0" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.61m x 2.83m	11' 10" x 9' 4"
<b>Total</b>	76.1 sq m	819 sq ft

## APARTMENT 11

<b>Kitchen/Dining/Living Room</b>	8.75m x 6.72m	28' 8" x 22' 0"
<b>Master Bedroom</b>	5.32m x 3.23m	17' 5" x 10' 7"
<b>Bedroom 2</b>	3.89m x 2.83m	12' 9" x 9' 4"
<b>Total</b>	81.1 sq m	873 sq ft

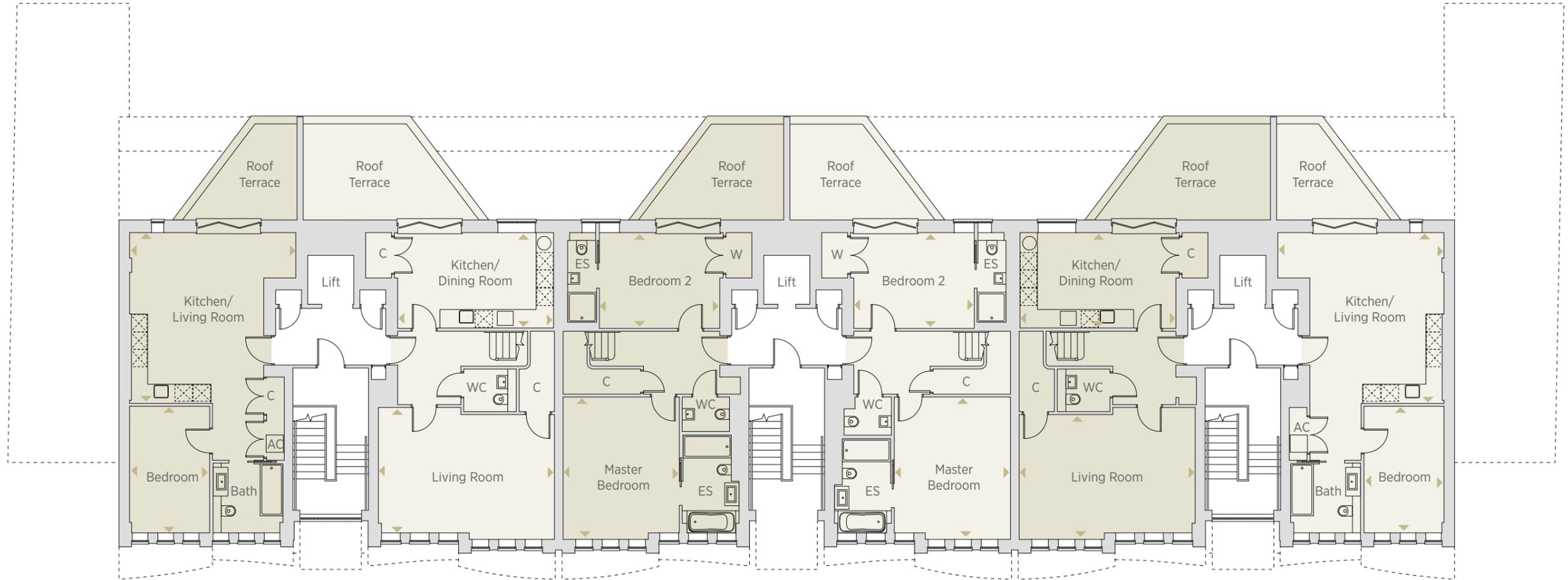
## APARTMENT 12

<b>Kitchen/Dining/Living Room</b>	8.19m x 5.78m	26' 9" x 19' 0"
<b>Bedroom</b>	5.38m x 3.42m	17' 8" x 11' 3"
<b>Total</b>	62.9 sq m	678 sq ft

ES - En Suite | C - Cupboard | AC - Airing Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

# THIRD FLOOR



## APARTMENT 13

<b>Kitchen/Living Room</b>	5.93m x 5.79m	19' 6" x 19' 0"
<b>Bedroom</b>	4.40m x 2.78m	14' 5" x 9' 2"
<b>Total</b>	54.1 sq m	583 sq ft

## DUPLEX 14

LOWER LEVEL

<b>Kitchen/Dining Room</b>	5.45m x 3.33m	17' 11" x 10' 11"
<b>Living Room</b>	6.17m x 4.36m	20' 3" x 14' 4"
<b>Total</b>	62.3 sq m	671 sq ft

## DUPLEX 15

LOWER LEVEL

<b>Master Bedroom</b>	4.94m x 4.04m	16' 3" x 13' 3"
<b>Bedroom 2</b>	4.29m x 3.33m	14' 1" x 10' 11"
<b>Total</b>	63.1 sq m	679 sq ft

## DUPLEX 16

LOWER LEVEL

<b>Master Bedroom</b>	4.30m x 3.33m	14' 1" x 10' 11"
<b>Bedroom 2</b>	4.95m x 4.04m	16' 3" x 13' 3"
<b>Total</b>	62.3 sq m	671 sq ft

## DUPLEX 17

LOWER LEVEL

<b>Kitchen/Dining Room</b>	5.55m x 3.33m	18' 3" x 10' 11"
<b>Living Room</b>	6.17m x 4.34m	20' 3" x 14' 3"
<b>Total</b>	63.1 sq m	679 sq ft

## APARTMENT 18

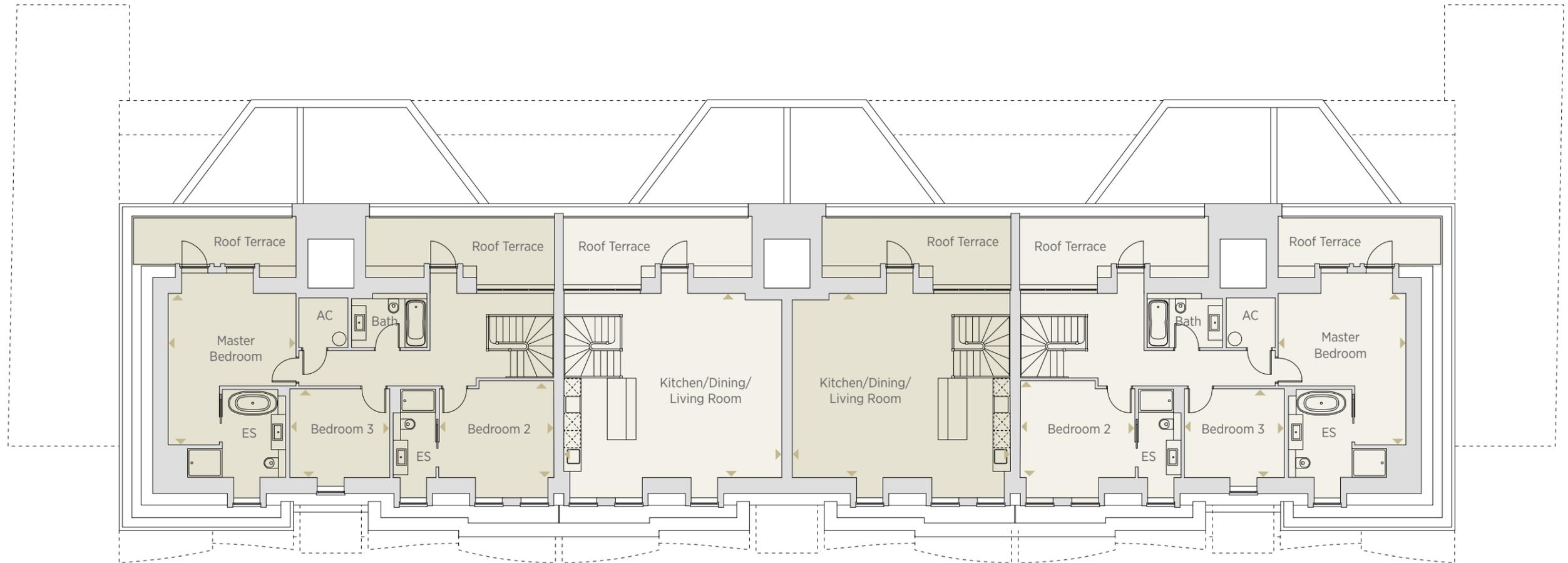
LOWER LEVEL

<b>Kitchen/Living Room</b>	5.93m x 5.79m	19' 6" x 19' 0"
<b>Master Bedroom</b>	4.41m x 2.79m	14' 5" x 9' 2"
<b>Total</b>	53.3 sq m	575 sq ft

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# FOURTH FLOOR



## DUPLEX 14

UPPER LEVEL

<b>Master Bedroom</b>	5.27m x 4.44m	17' 4" x 14' 7"
<b>Bedroom 2</b>	4.03m x 3.38m	13' 3" x 11' 1"
<b>Bedroom 3</b>	3.49m x 3.10m	11' 5" x 10' 2"
<b>Total</b>	91.6 sq m	987 sq ft

## DUPLEX 15

UPPER LEVEL

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.43m	25' 0" x 21' 1"
<b>Total</b>	52.1 sq m	562 sq ft

## DUPLEX 16

UPPER LEVEL

<b>Kitchen/Dining/Living Room</b>	7.63m x 6.43m	25' 0" x 21' 1"
<b>Total</b>	52.1 sq m	562 sq ft

## DUPLEX 17

UPPER LEVEL

<b>Master Bedroom</b>	5.27m x 4.44m	17' 4" x 14' 7"
<b>Bedroom 2</b>	4.03m x 3.38m	13' 3" x 11' 1"
<b>Bedroom 3</b>	3.49m x 3.10m	11' 5" x 10' 2"
<b>Total</b>	92.6 sq m	987 sq ft

ES – En Suite | AC – Airing Cupboard

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# SPECIFICATION

## Interior designed entrance lobby

- Spacious reception lobby with tiled floor
- Concierge desk in central core
- Feature lighting

## Lift lobby / communal hallways

- Carpet floor finishes and painted walls
- Tiled floors continues through to lifts
- Mirrored/panelled walls inside lift

## Interior finishes

- Feature solid wood veneer main entrance doors
- Solid wood veneer internal doors
- Part glazed internal doors where appropriate
- Painted architraves and painted skirtings
- Satin finish antique bronze door furniture throughout
- Fitted wardrobes to all bedrooms; internal fittings include rails, shelves and drawers where appropriate
- Timber floor finishes to entrance halls and reception rooms

## Kitchens

- Individually designed layouts
- Stone work surfaces with glass splashbacks
- Stainless steel single bowl under mounted sink and stainless steel mixer tap
- High gloss lacquered finishes to cabinets with handle-less design
- Pull-out pan and racked storage units to selected apartments where appropriate
- Recessed LED ceiling downlighters and recessed LED lights to wall cabinets
- LED lights to underside of kitchen units
- Concealed multi-gang appliance panels and socket outlets above work surfaces, where appropriate
- Timber floor finishes or tiled floor to selected apartments where appropriate
- Most appliances are Miele or Siemens
- Inset touch control induction hob
- Stainless steel multi-function single oven
- Stainless steel combination microwave oven
- Integrated multi-function dishwasher
- Integrated fridge / freezer
- Free-standing/integrated washer/dryer where appropriate
- Re-circulating integrated extractor hood
- Built-in wine cooler in selected apartments

## Utility rooms

- Individually designed layouts
- Stone work surfaces with glass splashbacks
- Stainless steel single bowl under mounted sink and stainless steel mixer tap
- High gloss lacquered finishes to cabinets with handle-less design
- Free-standing/integrated washer/dryer

## Bathrooms

- Double ended white bath with wall mounted bath filler
- Polished chrome deck mounted taps with pull-out hand shower to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and frameless glass bath screen to selected baths
- Polished chrome concealed thermostatic mixer / diverter, ceiling mounted showerhead and complete hand shower set to shower areas of bathrooms/shower rooms in selected apartments
- Walk-in shower area to bathrooms/shower rooms with frameless glass shower panels or doors to suit situation in selected apartments
- Mirrored and glass cabinets with shelving and shaver sockets above vanity units
- White wall mounted WC pan with soft close seat / cover and concealed cistern with dual-flush plate
- Niches with lighting to bathrooms / shower rooms where appropriate
- Polished chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / shower rooms
- Combination of large format tile wall finishes to selected walls of bathrooms / shower rooms
- Large format tiled wall finishes to selected walls of cloakrooms
- Large format tile floor finishes
- MV extract ventilation to outside
- Recessed LED downlights to bathrooms / shower rooms / cloakrooms

## Balconies / gardens / terraces

- All apartments benefit from private outside amenity space
- Terraces / Balconies / Gardens according to unit type and design

## Electrical fittings

- Ceiling coffer to reception rooms and some bedrooms where appropriate
- Recessed LED downlighters throughout
- Television (terrestrial and Sky) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Pre-wired for whole house integrated media system incorporating IT, audio / visual, lighting and speakers
- Pre-wired for future automated curtains / blinds
- Wall sockets and switch plates in polished chrome / white where appropriate
- Dimmer light controls where applicable

## Heating / cooling

- Heating and hot water in all apartments
- Under floor heating (wet) to all principal rooms
- Electric underfloor heating to wet rooms
- Comfort cooling to reception rooms and principle bedrooms

## Security

- Video entry system viewed by individual apartment handset / screen
- Fitted wireless intruder alarm installed in all apartments
- All apartments provided with mains supply smoke detectors
- Fitted fire sprinkler system
- 48-hour recorded CCTV, viewable via the internet
- Panic button

## Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year new build insurance warranty

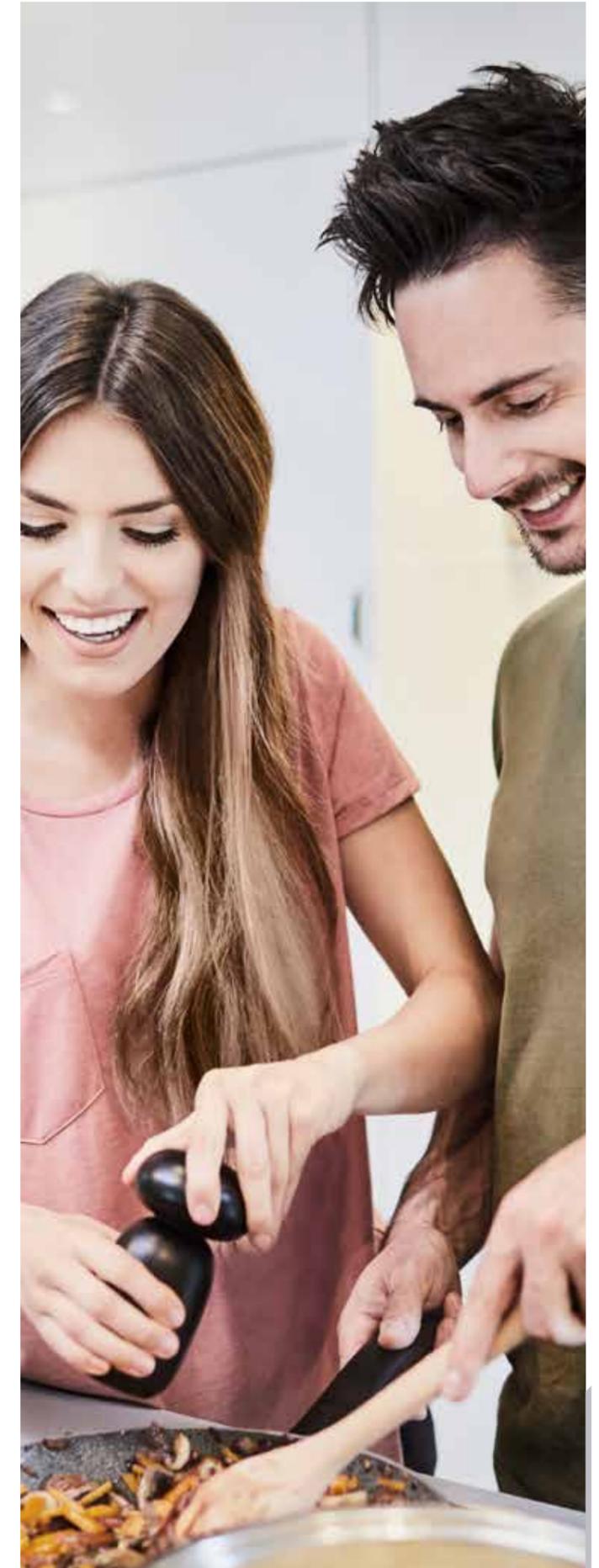
## Lift

- Passenger lift serves all levels from ground floor to third floor

## Management Company

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and appropriate to the benefit offered.

Mountwood maintain a policy of constant improvement and this specification is for guidance only and is subject to change and to availability of supply and any technical and building regulation requirements.





**MOUNTWOOD**

T: 07774 837693

E: [info@mountwoodhomes.co.uk](mailto:info@mountwoodhomes.co.uk)

[mountwoodhomes.co.uk](http://mountwoodhomes.co.uk)

A joint venture with Mountwood and ANSS Development Ltd

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